

±12,000 WAREHOUSE SF FOR LEASE

1225 ROYAL DRIVE

CONYERS, GEORGIA 30094



PROPERTY OVERVIEW



8/SF + 2/SF OPEX
LEASE RATE



\$10,000/MONTH
TOTAL MONTHLY RATE



24'
CLEAR HEIGHT

PROPERTY SUMMARY

- ±12,000 SF
- ±1,200 SF Office / Reception
- Bonus Mezzanine
- 6 Loading Docks / 4 Dock-High Doors
- Public Restroom + Private Full Bathroom
- Zoning: M1 (Light Industrial / Special Use Permit)





EXTERIOR PHOTOS



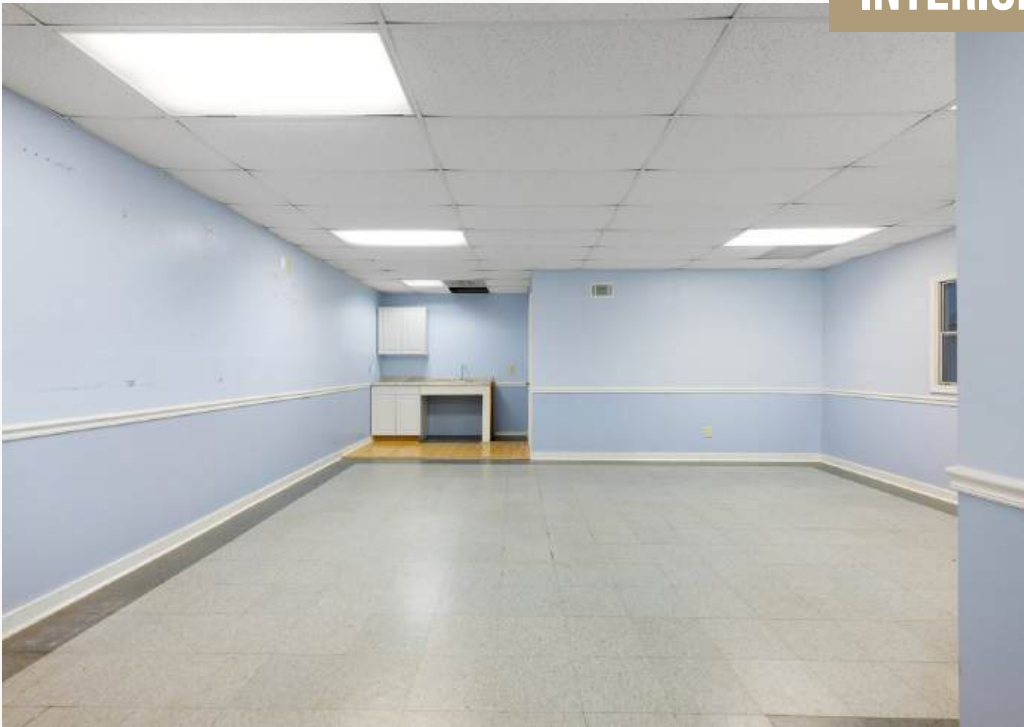


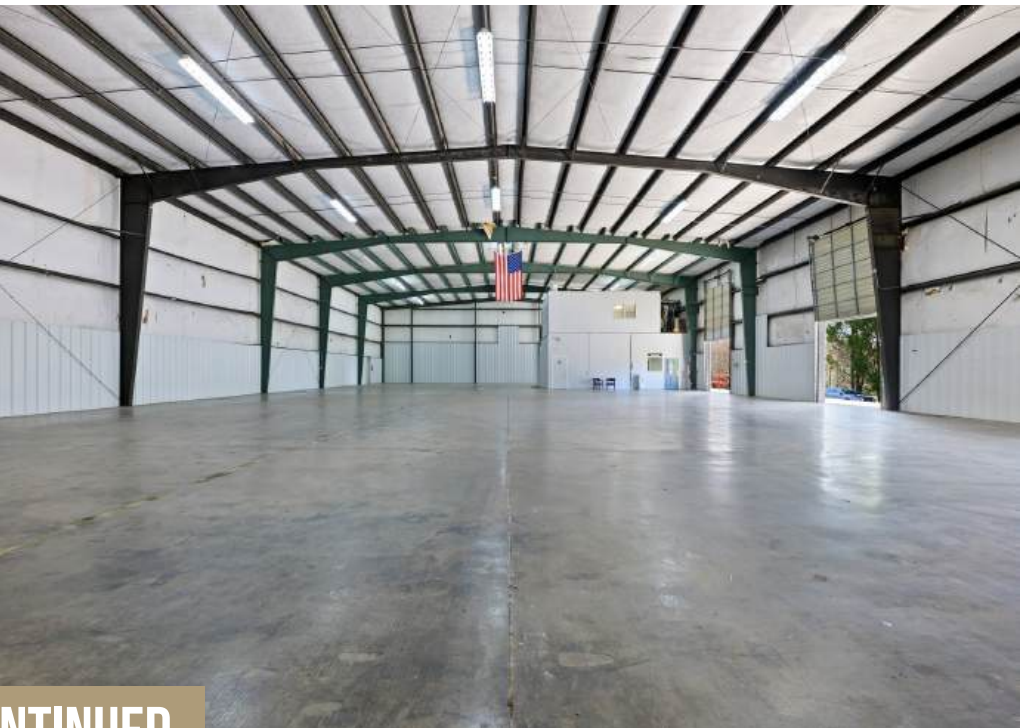
INTERIOR PHOTOS





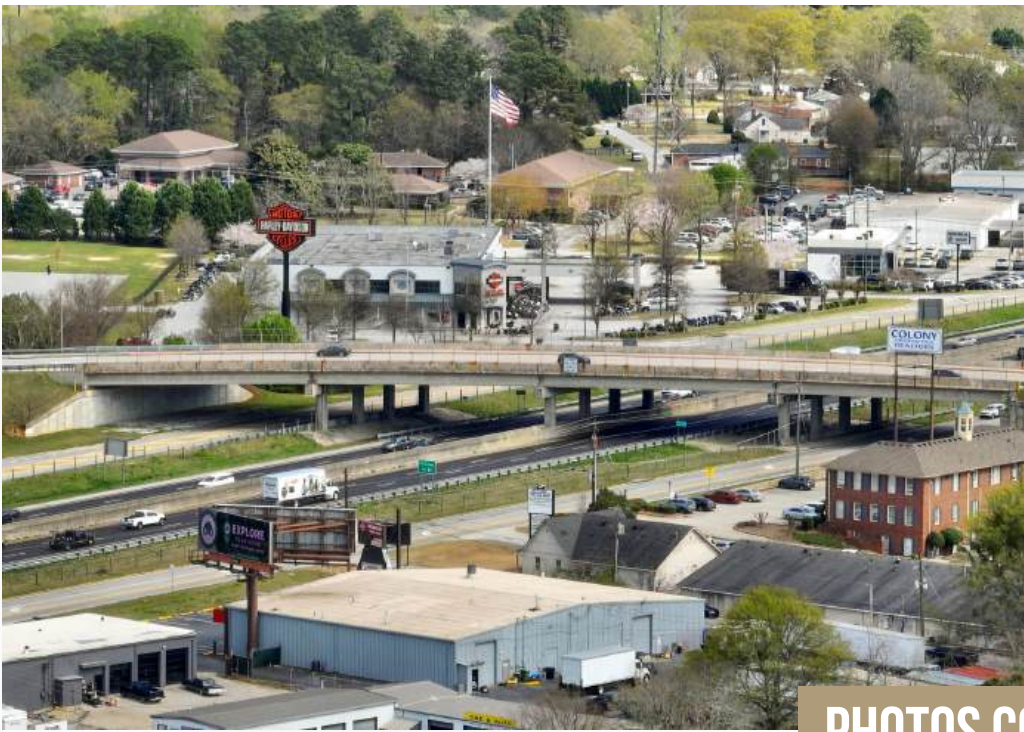
INTERIOR PHOTOS





PHOTOS CONTINUED

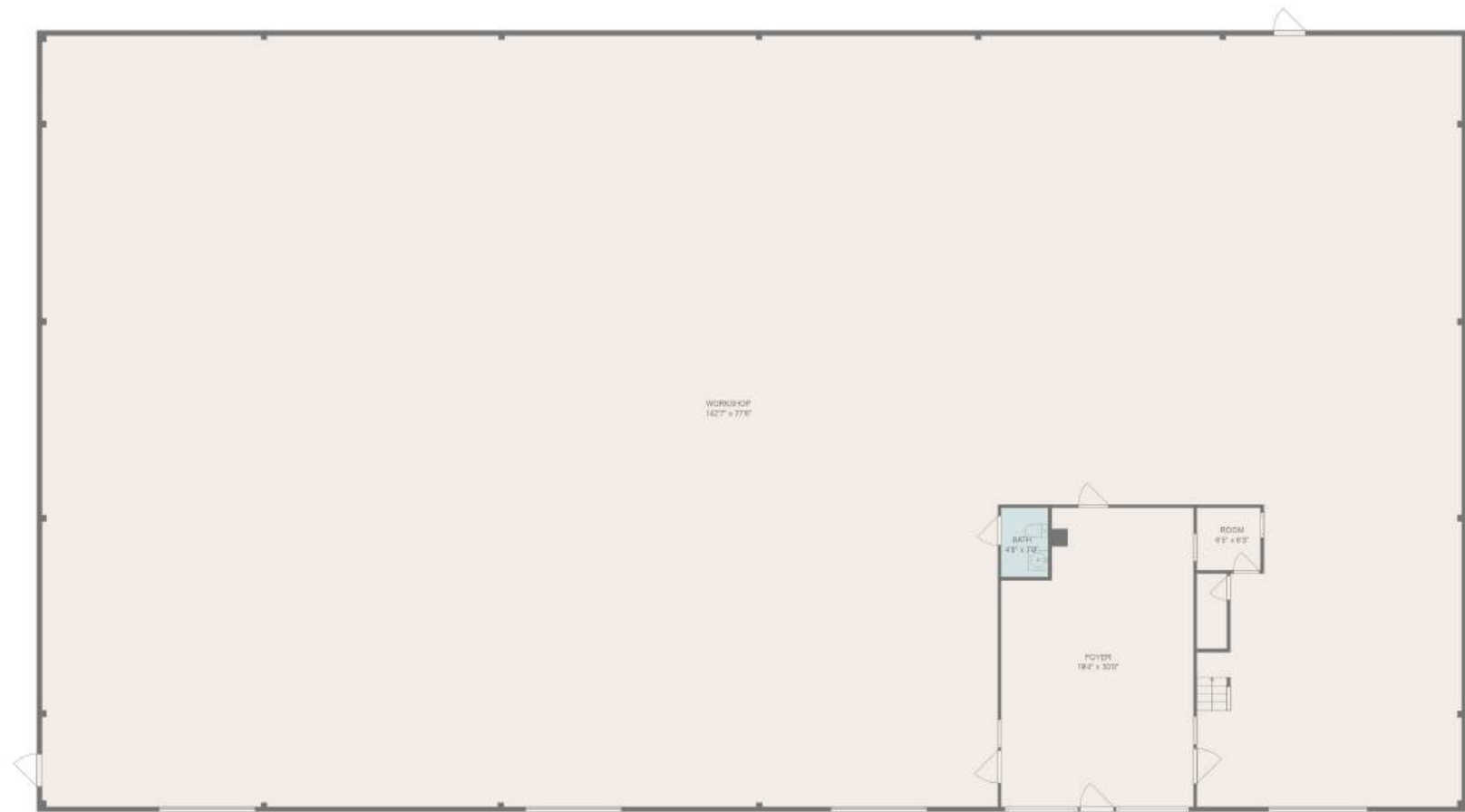




PHOTOS CONTINUED



FLOOR PLAN

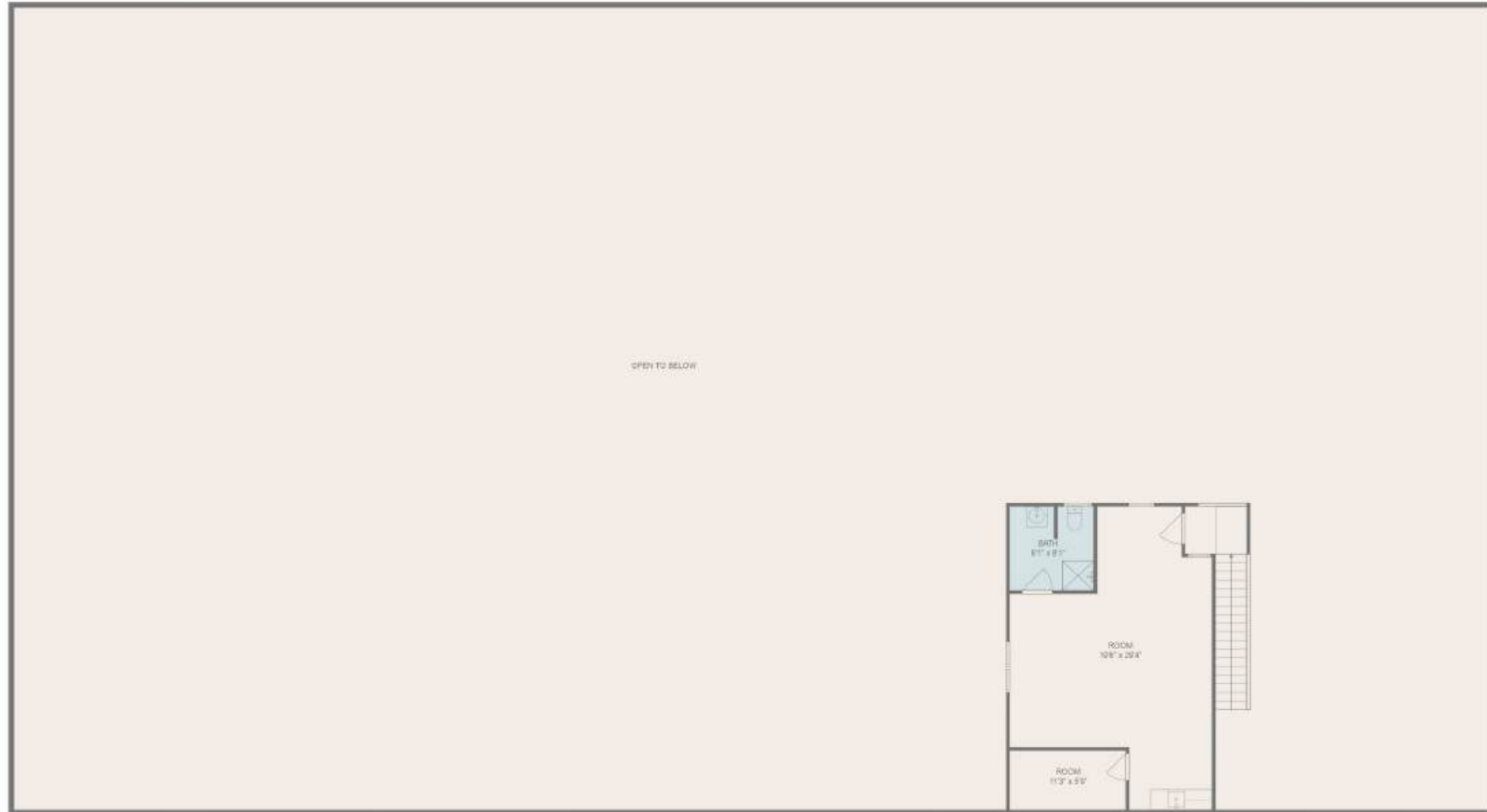


Total scanned area: 11941 sq. ft

MEASUREMENTS ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



FLOOR PLAN

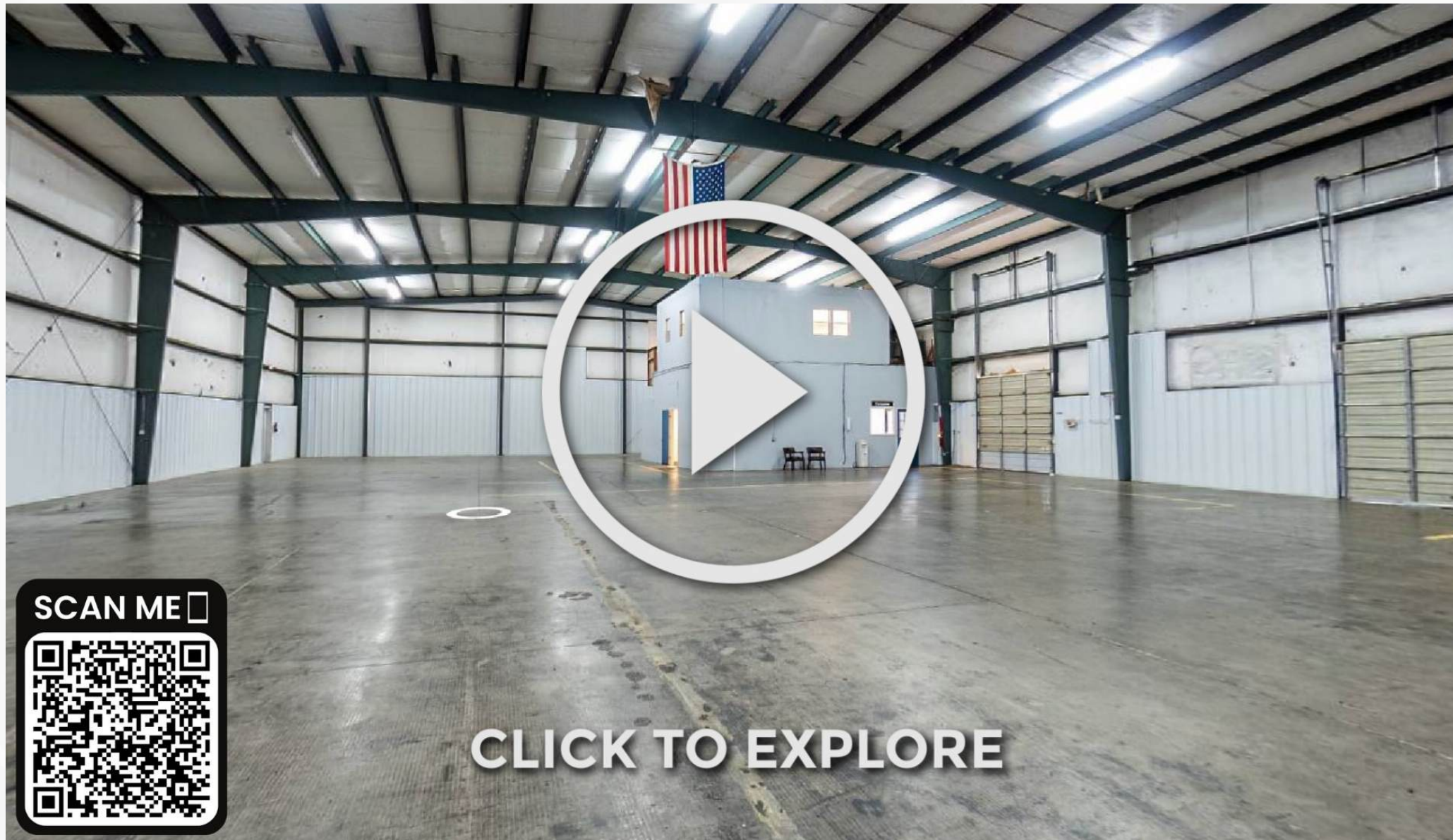


Total scanned area: 11941 sq. ft

MEASUREMENTS ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



FLOOR PLAN



AREA OVERVIEW



CONYERS

Conyers, Georgia, is a city located approximately 24 miles east of Atlanta in Rockdale County. It has a land area of approximately 11.9 square miles and a population of around 16,000 residents. Conyers has a rich history dating back to the early 19th century when it was originally incorporated in 1854. The city's economy is diverse, with sectors such as manufacturing, retail, healthcare, and education playing significant roles. Conyers offers plenty of opportunities for outdoor recreation, including parks, trails, and the nearby Georgia International Horse Park. The city is served by the Rockdale County Public School District and has private schools and higher education institutions in the area. Conyers has a strong sense of community and hosts various events and festivals throughout the year. It is accessible via Interstate 20 and has public transportation options, including bus services. Overall, Conyers, GA, offers residents a blend of suburban living, economic opportunities, outdoor recreation, and community amenities within close proximity to the Atlanta metropolitan area.

TOP INDUSTRIES - 2024

Manufacturing: Conyers has a strong manufacturing presence, with companies in industries such as automotive parts, plastics, machinery, and electronics. Manufacturing contributes significantly to the local economy and provides employment opportunities for residents.

Retail: The retail sector is also prominent in Conyers, with numerous shopping centers, stores, and restaurants catering to residents and visitors. Retail establishments range from small local businesses to national chains.

Healthcare: Conyers has a growing healthcare sector, with hospitals, medical centers, clinics, and other healthcare facilities serving the community. Healthcare providers offer a range of services, including primary care, specialty care, and emergency services.

Education: The education sector is essential in Conyers, with public schools, private schools, and higher education institutions providing educational opportunities for residents. The presence of educational institutions contributes to the local economy and helps attract families to the area.

Technology: Conyers has seen growth in the technology sector, with companies specializing in information technology, telecommunications, and software development. These tech companies contribute to innovation and economic development in the area.

Logistics and Distribution: Due to its strategic location near major transportation routes, including Interstate 20, Conyers serves as a hub for logistics and distribution companies. Warehousing, shipping, and transportation services play a vital role in the local economy.

AREA OVERVIEW



AREA OVERVIEW

0.8 miles Exit 80 West
1.2 miles Exit 82 East



Oakland Ave SE



HWY 278

AREA OVERVIEW

0.8 miles Exit 80 West
1.2 miles Exit 82 East

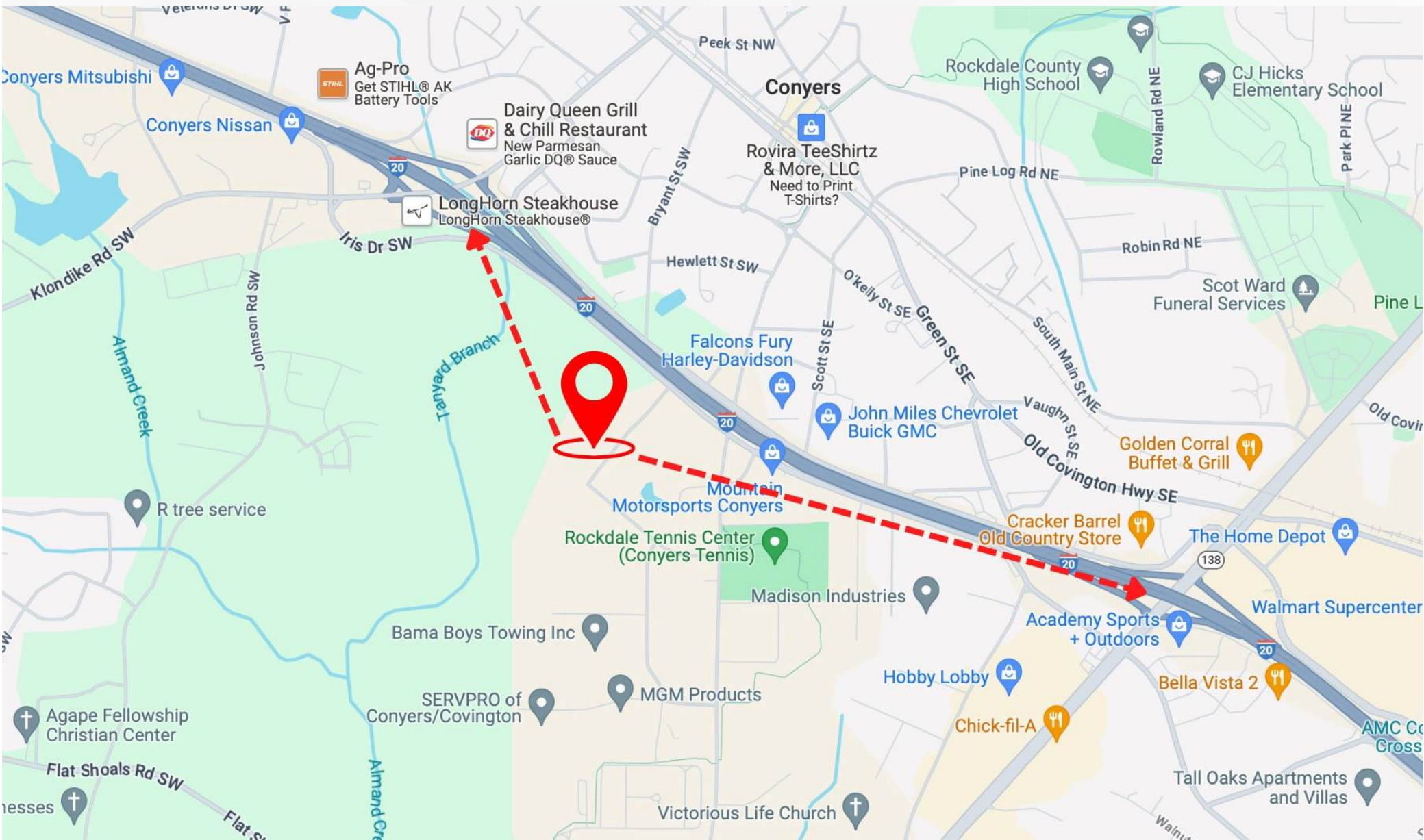


Oakland Ave SE



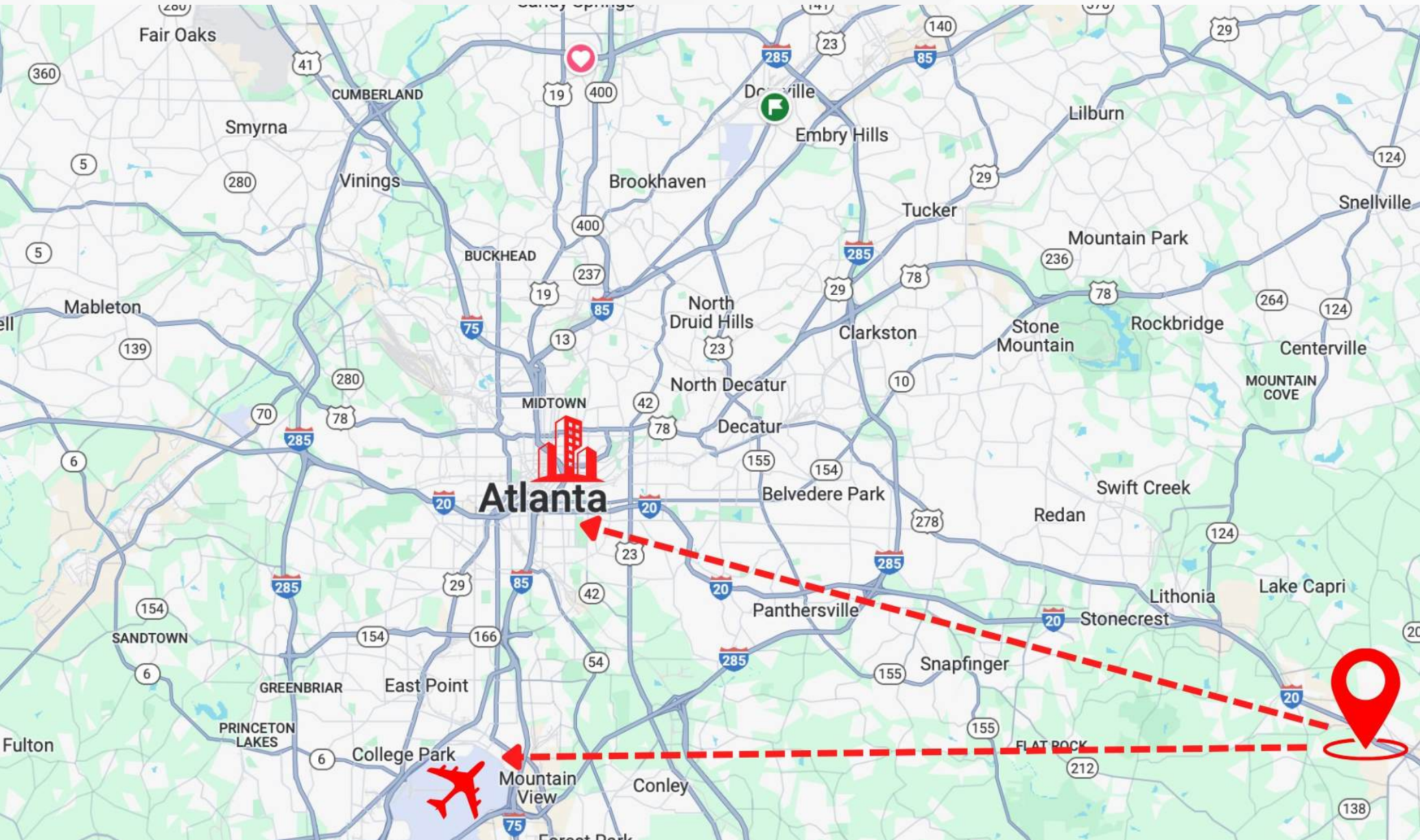
HWY 278

AREA OVERVIEW



- 0.8 Miles From Exit 80 Klondike Road/West Ave SW
- 1.2 Miles From Exit 82 Highway 138 SE

AREA OVERVIEW



• 25 Miles From Atlanta, Hartsfield-Jackson International Airport & Mercedes Benz Stadium



±12,000 SF WAREHOUSE SPACE FOR LEASE

1225 ROYAL DRIVE

CONYERS, GEORGIA 30094



EXCLUSIVE LEASING AGENT

ISAAC JORDAN
LEASING BROKER

DIRECT +1 (404) 397-2877
ijsellsatl@gmail.com
ijsellsatl.com
License No. 364622 (GA)



LEASING DISCLAIMER

This Leasing Package contains select information pertaining to the business and affairs located at **1225 Royal Drive, Conyers, GA 30094** ("Property"). It has been prepared by Jordan Real Estate Group. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Jordan Real Estate Group expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered. In no event shall a prospective lessee have any other claims against Owner or Jordan Real Estate Group or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.